

City Council  
Atlanta, Georgia

06-0-1440

Z-06-68

Date Filed: 6-12-06

AN ORDINANCE

BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2829 Hapeville Road, S.E.**, be changed from the R-4 (Single-family Residential) District to the MR-2 (Multi-family Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 68, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

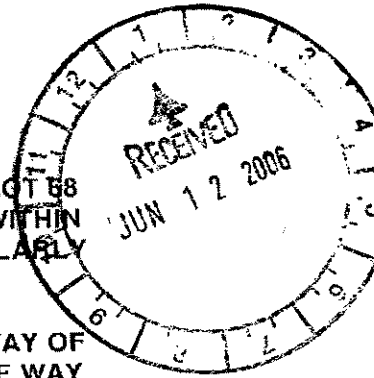
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Hapeville Road

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 58 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, ALSO LYING WITHIN THE LIMITS OF THE CITY OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF HAPEVILLE ROAD (HAVING A 50' R/W) AND THE NORTHERLY RIGHT OF WAY OF WATERS ROAD (HAVING A 40' R/W); THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID WATERS ROAD PROCEED SOUTH 84 DEGREES 10 MINUTES 46 SECONDS WEST FOR 127.63 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY PROCEED AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 143.96 FEET FOR 62.55 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 71 DEGREES 43 MINUTES 52 SECONDS WEST, 62.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY OF WATERS ROAD PROCEED NORTH 89 DEGREES 21 MINUTES 57 SECONDS WEST FOR 649.50 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF OLD HAPEVILLE ROAD (HAVING A 40' R/W); THENCE ALONG SAID RIGHT OF WAY PROCEED AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 2,022.00 FEET FOR 48.88 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 59 DEGREES 57 MINUTES 47 SECONDS EAST, 48.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY PROCEED NORTH 60 DEGREES 39 MINUTES 20 SECONDS EAST FOR 846.93 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY PROCEED AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 178.66 FEET FOR 11.03 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 58 DEGREES 53 MINUTES 15 SECONDS EAST, 11.02 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY OF OLD HAPEVILLE ROAD PROCEED NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR 45.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HAPEVILLE ROAD; THENCE ALONG THE SAID RIGHT OF WAY PROCEED SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR 420.00 FEET RETURNING TO THE POINT OF BEGINNING. SAID PARCEL IS CURRENTLY KNOWN AS 2839 HAPEVILLE ROAD AND CONTAINS 195,823 SQ. FT. OR 4.4955 ACRES, MORE OR LESS.

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